



APPROVED NOVEMBER 9, 2005

**PLANNING COMMISSION
CITY OF SCOTTSDALE
CITY HALL KIVA
3939 NORTH DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
OCTOBER 26, 2005**

STUDY SESSION MINUTES

PRESENT: David Gulino, Chairman
David Barnett, Commissioner
James Heitel, Commissioner (arrived at 4:18 p.m.)
Jeffrey Schwartz, Commissioner
Steven Steinke, Commissioner

ABSENT: Steve Steinberg, Vice-Chairman
Eric Hess, Commissioner

STAFF PRESENT: Mac Cummins
Tim Curtis
Lucia Galav
Sherry Scott
Al Ward
Kira Wauwie

1. **CALL TO ORDER**

The study session of the Scottsdale Planning Commission was called to order by Chairman Gulino at 4:12 p.m.

2. **ADMINISTRATIVE REPORT - LUSIA GALAV**

Lucia Galav distributed a report outlining the status of the public hearing cases heard by the Planning Commission during 2005, as requested by Commissioner Schwartz. She noted that there were only four cases where City Council voted contrary to the Planning Commissions' recommendation: the Groman abandonment, Equestria General Plan Amendment, Town and Country HP Overlay, and The Village Grove HP Overlay. Ms. Galav further noted that of the

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General Plan amendments, Equestria was the only case City Council voted contrary to the Planning Commission recommendation. The Windmill Pass General Plan amendment was withdrawn by the Applicant.

In response to inquiry by Commissioner Barnett, Ms. Galav reported that the Council vote regarding Equestria was recorded at 5 to 2, with Mayor Manross and Councilman Osterman dissenting. Windstar Pro was denied.

3. **UPDATE ON SOUTH SCOTTSDALE REVITALIZATION**

Ed Gawf presented an update regarding ASU/Scottsdale, noting that Vice-Chairman Steinberg has been involved with the project and will be the Planning Commission representative at the Development Review Board hearing on November 17th.

Mr. Gawf reported that the Gorman Abandonment was ultimately granted via a variance from the Board of Adjustment, preserving the Planning Commissions recommendation on the case. He further reported that City Council had a lengthy discussion regarding the use of the land adjacent to WestWorld and did agree with the Planning Commission with regard to the different circumstances pertaining to Equestria.

Highlights of Mr. Gawf's presentation included the Phase 1 site plan, floor plan diagrams, photos, and aerials of the proposed ASU-Scottsdale Center. An Open House will occur on November 3rd at the Community Design Studio, which will include a formal presentation by the developer and the architect.

Mr. Gawf noted that the perimeter landscaping, the plazas, the four seating areas at the Center Drive location and the buildings will be presented for approval in the first phase.

Phase I and II will be presented to the Development Review Board for a recommendation on November 17th; City Council on December 6th. Ground-breaking is scheduled for January 20th, after which construction infrastructure will commence. Construction of the buildings is expected to begin at the end of March.

In response to questions by Commissioner Barnett, Mr. Gawf reported that 80,000 feet of the building to the north will be occupied by ASU. Leases have not yet been signed on the remaining space; however, there is complete confidence in the ability to lease the space, which is the reason for the expansion of 50,000 feet in additional space.

Mr. Gawf presented an update regarding improvements to the McDowell Road corridor. Mr. Gawf reported that K-Mart's option expires in February. A new owner has purchased the land and anticipates demolition of the existing building in March. The new owner desires DRB approval to build a new Lowe's building. The goal is to have the new Lowe's location operational by December of 2006.

Additional highlights of the presentation included slides of the McDowell Road Streetscape improvements and an update of current events in each phase of the project.

Commissioner Schwartz noted that there is a desperate need for housing in the proposed Lowe's area, especially at a price under \$250,000. He acknowledged the current zoning for the Lowe's property, but questioned what Scottsdale is doing to encourage owners of this type of real estate to maximize their profitability by converting the property to something that will benefit the region more than a home improvement center.

Mr. Gawf acknowledged that this would a good topic for further discussion and suggested that the corridor be evaluated from a broader standpoint. Mr. Gawf stated that the City balanced two things in consideration of the Lowe's project: Providing resident desired neighborhood serving commercial uses and the identification of land on both streets that is capable of being rezoned to residential. Mr. Gawf further noted that staff and the Ad Hoc Committee both recognize the need to provide significantly more residential opportunities in this area.

Commissioner Schwartz noted the possibility of amending the code with a roll-up for certain properties that have this type of zoning in certain districts, to eliminate the need to go through a process. He further expressed the need to incentivize property owners to convert the use in order to provide affordable housing for young people and working people to live in Scottsdale.

Further discussion, reiterating points previously addressed ensued. Upon caution regarding time constraints by Chairman Gulino, Mr. Gawf suggested that a study session be scheduled in order to review the Corridor and identify specific parcels and discuss the balance between planning for the future and taking care of the present.

Commissioner Heitel requested that an update be provided regarding the R-1-7 incentives and character areas. Mr. Gawf clarified that staff is working on the R-1-7 issues.

4. **REVIEW OF OCTOBER 26, 2005 AGENDA**

CONTINUANCES

20-ZN-2005 (Windmill Pass)

Ms. Galav noted that this case is scheduled to be continued; however, the general plan amendment companion case was officially withdrawn and it is expected that this case will be withdrawn as well.

EXPEDITED AGENDA

Ms. Galav presented the following cases on the Expedited Agenda:

16-AB-2005 (Cascabel 1 & 2)

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In response to inquiry by Commissioner Barnett, Mr. Ward confirmed that the lot-split is the official reason for the application. The abandonment is running concurrently with the occurrence of a land division. Without the abandonment, the land division would not be able to occur based on the minimal parcel size in R-143 district. Mr. Ward also noted that the properties to the north have been reduced to the same width as what is requested in the proposed abandonment.

9-AB-2005 (Miller Property)

Ms. Galav addressed previous questions presented by Commissioner Heitel, noting staff's understanding that there is currently no official record or an official policy that has been followed regarding abandonments in the foothills area. A representative from the Transportation Department will be available at the regular meeting to discuss further questions or concerns.

Chairman Gulino noted that the case will be placed on the regular agenda.

7-AB-2005 (Pinnacle Peak Place)

No questions or comments presented.

5. **REVIEW OF NOVEMBER 9, 2005 TENTATIVE AGENDA**

Ms. Galav briefly reviewed the November 9th, 2005 tentative agenda.

In response to a request by Commissioner Barnett, Mr. Curtis informed the Commission that case 1-ZN-2005 is a density incentive request. He explained that by providing additional natural area open space, the code allows for additional density to be provided. The request will not change the underlying zoning; the request is to increase the density of homes by providing additional NAOS. Chairman Gulino officially declared a conflict on this case.

6. **ADJOURNMENT**

With no further business to discuss, the study session adjourned at 4:55 p.m.

Respectfully submitted,
AV-Tronics, Inc.

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